



28 Caroline Street, Elgin, IV30 4DR
Fixed Asking Price £122,500

 2  1  1  1  C

abs+
estateagents

£2,500 UNDER HOME REPORT VALUATION

Located in the sought-after Bishopmill area, this spacious 2-bedroom ground floor flat offers approximately 62 sq m (666 sq ft) of well-presented living space, freshly painted throughout and in true walk-in condition. The property features a bright and generous lounge, two double bedrooms, a modern kitchen with views over the rear garden, a contemporary shower room, and both an entrance hall and inner hallway providing useful storage space. Externally, there are two private parking spaces and a private lawned garden to the rear, complete with a timber shed—ideal for outdoor storage or hobbies. Conveniently positioned close to the local shops and amenities of Bishopmill, this property is perfect for first-time buyers, downsizers, or buy-to-let investors. Early viewing is highly recommended to appreciate everything this well-maintained home has to offer. Externally, the property benefits from two private parking spaces and a private lawned garden to the rear, complete with a timber shed

Entrance Hall

3'2" x 13'0" (0.98 x 3.98)

L shaped Hallway with generous fitted cupboard. Light fitting, radiator and carpet.

Lounge

14'0" x 12'2" (4.29 x 3.72)

Bright and spacious lounge, ideal for relaxing or entertaining, double two pane windows onto Caroline Street. Display alcove with open shelving and cupboard. Central ceiling light fitting and carpet.

Kitchen

7'0" x 11'8" (2.14 x 3.56)

Neat and well presented L shaped Kitchen with range of units in natural wood laminate complimented by dark work surfaces and coordinating splashback panelling. Space for appliances. Double pane window to Caroline Street. Integral Beko electric hob, oven and hood. Wall mounted boiler. Ceiling light fitting, radiator and laminate tile flooring.





Shower Room

5'2" x 5'4" (1.6 x 1.65)

Upgraded shower room with wc, vanity wash hand basin and shower cubicle with Mains shower. Co-ordinating wet wall panelling. radiator and laminate tile flooring.

Hall

2'10" x 6'2" (0.87 x 1.9)

Further hall area with open display shelving and cupboard. Doors off to both the bedrooms. Ceiling light and carpet.

Bedroom 1

9'10" x 10'10" (3.02 x 3.32)

Double bedroom with double fitted wardrobe. Ceiling light fitting, radiator and carpet. Window overlooking the lawned garden.

Bedroom 2

12'1" x 10'7" (3.69 x 3.25)

Second double bedroom with window overlooking the lawned garden. Angled wall. Ceiling light, radiator and carpet.

Garden and Parking

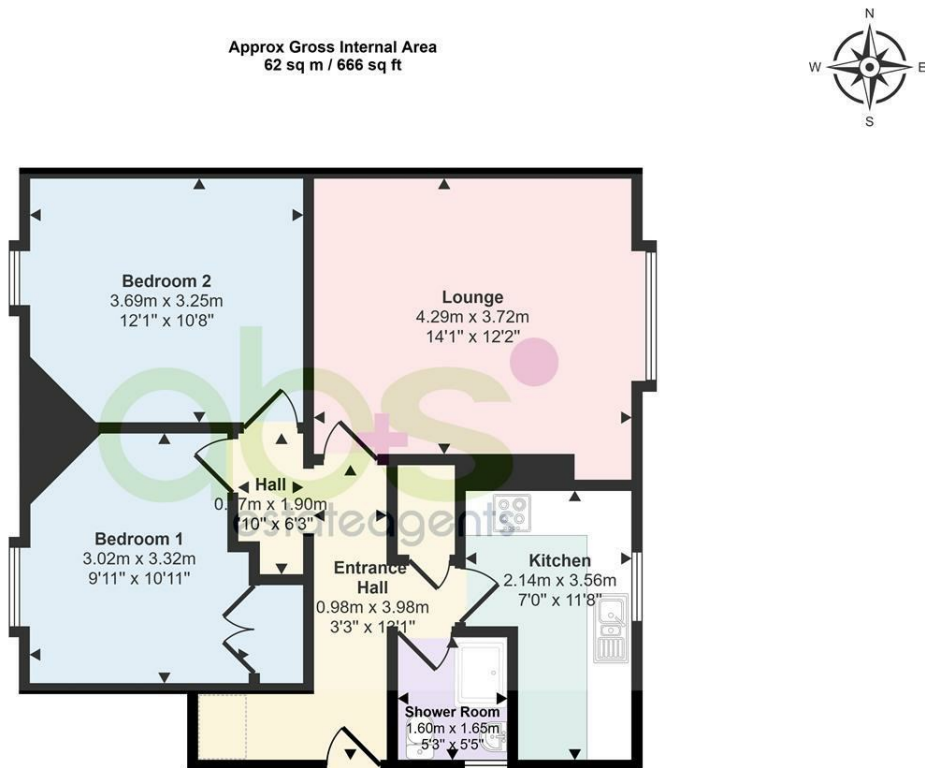
The flat benefits from 2 extremely handy off street parking spaces along with a garden with timber shed to the rear of the bedrooms. This garden is laid to grass with central pathway, a patio area, clothes poles and a timber shed. It is also enclosed with hedging to one side and timber fence to the other side and rear.

Fixtures and Fittings

The fitted floor coverings and light fittings will be included in the sale price along with the integral oven, hob and hood in the kitchen and the shed in the garden.

Home Report

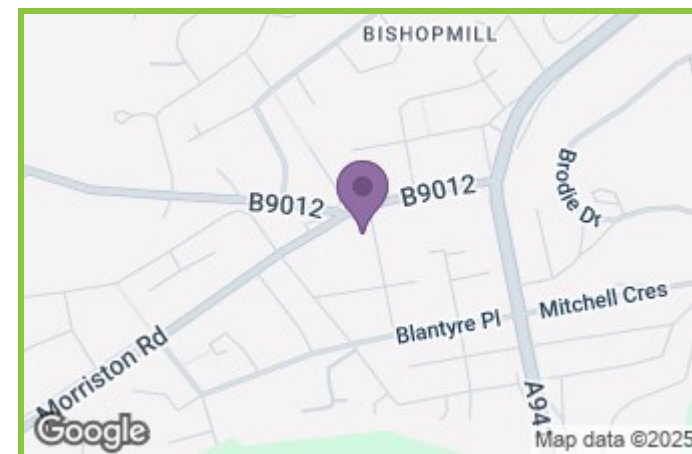
The Home Report Valuation as at April, 2025 is £125,000, Council Tax Band A and EPI rating is C.



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Viewing

Please contact our A, B & S Estate Agents Office on 01343 564123 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.